

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Scranton

State: PA

PJ's Total HOME Allocation Received: \$11,414,172

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	99.16 %	94.92 %	3	93.41 %	95	96	
% of Funds Disbursed	94.94 %	89.08 %	3	84.68 %	91	93	
Leveraging Ratio for Rental Activities	1.73	4.76	23	4.72	32	26	
% of Completed Rental Disbursements to All Rental Commitments***	93.01 %	93.07 %	21	80.76 %	36	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	99.39 %	72.06 %	1	68.18 %	94	96	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.05 %	82.28 %	17	80.32 %	43	48	
% of 0-30% AMI Renters to All Renters***	52.54 %	37.40 %	6	45.16 %	61	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.52 %	1	95.04 %	100	100	
Overall Ranking:			In State:	5 / 29	Nationally:	77 79	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,018	\$19,533		\$26,037	59 Units	6.10 %	
Homebuyer Unit	\$8,904	\$15,828		\$14,755	798 Units	82.30 %	
Homeowner-Rehab Unit	\$20,243	\$15,982		\$20,487	113 Units	11.60 %	
TBRA Unit	\$0	\$5,858		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Scranton PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$26,077	\$55,893	\$25,009
State:*	\$96,889	\$38,326	\$16,102
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.96

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	84.7	91.8	97.3	0.0
Black/African American:	8.5	3.8	1.8	0.0
Asian:	0.0	0.5	0.0	0.0
American Indian/Alaska Native:	1.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.9	0.0

ETHNICITY:

Hispanic	5.1	3.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	32.2	27.0	31.5	0.0
2 Persons:	30.5	20.5	20.7	0.0
3 Persons:	20.3	18.8	13.5	0.0
4 Persons:	6.8	18.8	17.1	0.0
5 Persons:	8.5	10.4	8.1	0.0
6 Persons:	1.7	3.1	3.6	0.0
7 Persons:	0.0	0.9	1.8	0.0
8 or more Persons:	0.0	0.5	3.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.8	27.6	27.9	0.0
Elderly:	6.8	5.1	18.9	0.0
Related/Single Parent:	39.0	28.9	15.3	0.0
Related/Two Parent:	16.9	31.3	30.6	0.0
Other:	8.5	7.0	7.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.3	0.7 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	79.7	

of Section 504 Compliant Units / Completed Units Since 2001 9

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Scranton State: PA Group Rank: 77
(Percentile)
State Rank: 5 / 29 PJs Overall Rank: 79
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	93.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	99.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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